

AN ORDINANCE AMENDING AND REPLACING EXHIBIT “C”, PLANNED DEVELOPMENT STANDARDS OF ORDINANCE NO. 00-09-33; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, staff for the City of Frisco, Collin County, Texas (“Frisco”) identified conditions shown on Exhibit “D”, the conceptual plan attached to Ordinance No. 00-09-33, that were omitted from Exhibit “C”, the planned development standards attached to Ordinance No. 00-09-33; and

WHEREAS, the City Council of the City of Frisco, Texas (the “City Council”), has investigated and determined that the intent and purpose of Ordinance No. 00-09-33 will not be altered by amending and replacing Exhibit “C”, indeed, such replacement will more accurately and explicitly reflect Exhibit “D”.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: Findings Incorporated: The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to Ordinance No. 00-09-33, Exhibit “C”: Exhibit “C” of Ordinance No. 00-09-33 is hereby amended and replaced with the exhibit attached hereto as Exhibit “C” and dated December 5, 2000.

SECTION 3: Severability: Should any part or portion of this Ordinance, or the use created herein affecting the aforementioned property, be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions and those provided for within this Ordinance shall remain in full force and effect.

SECTION 4: Savings/Repealing Clause: All ordinances in conflict herewith are repealed to the extent they are in conflict. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5: Effective Date: This ordinance shall become effective from and after its adoption and publication as required by law and the Charter of the City of Frisco.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS on this 5th day of December, 2000.

KATHLEEN A. SEEI, Mayor

ATTESTED TO AND
CORRECTLY RECORDED BY:

APPROVED AS TO FORM:

NAN PARKER
City Secretary

ABERNATHY, ROEDER, ROBERTSON
BOYD & JOPLIN, P.C.
RICHARD M. ABERNATHY
City Attorneys

DATE OF PUBLICATION: _____, *Frisco Enterprise*

EXHIBIT "C"
"December 5, 2000"

PLANNED DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT-SINGLE FAMILY-5 AND TOWNHOME (PD-SF5-TH)
72.76 ACRES

The tract may be developed under the regulations of the Single-Family-5 (SF-5) and Townhome (TH) Districts as outlined in the Comprehensive Zoning Ordinance No. 00-11-01, as it currently exists or may be amended, subject to the following additional conditions:

Single-Family-5 (SF-5) lots

1. The minimum lot width is fifty-five feet (55').
2. The minimum front yard for an open and unenclosed porch is ten feet (10').
3. The minimum front yard for the main building is fifteen feet (15').
4. The minimum front yard for accessory structures is twenty feet (20') greater than the projection of the front porch nearest the front property line. Should no porch be provided, the minimum front yard for accessory structures shall be twenty feet (20') greater than the projection of the main building nearest the front property line.
5. The minimum side yard is five feet (5').
6. The minimum side yard for a corner lot adjacent to a side street is ten feet (10').
7. The minimum side yard for a garage in which the garage door faces the side yard is twenty-five feet (25').
8. The minimum rear yard for the main building is twelve feet (12').
9. The minimum rear yard for a garage in which the garage door faces the alley is twenty feet (20').
10. Maximum lot coverage is fifty-five percent (55%).

Townhome (TH) lots

1. The minimum lot width is thirty-five feet (35').
2. The minimum front yard for the front porch is five feet (5').
3. The minimum front yard for the main building is ten feet (10').
4. The minimum side yard is three feet (3') on one side and seven feet (7') on the opposite side of the lots. A three-foot (3') maintenance and exclusive use easement shall be provided in the three-foot (3') side yard and dedicated on the final plat.
5. The minimum side yard for a corner lot adjacent to a street is ten feet (10').
6. The minimum rear yard for the main building is twelve feet (12').
7. The minimum rear yard for garages in which the garage door faces the alley is twenty feet (20').
8. Maximum lot coverage is sixty percent (60%).
9. The minimum dwelling area is fourteen hundred square feet (1,400 s.f.).

General Conditions

Infrastructure

1. All streets shall be constructed within a right-of-way of sixty feet (60') in width with the exception of single-loaded streets which shall require a right-of-way of fifty feet (50') in width.
2. Improvements within the sixty feet (60') of right-of-way shall be as follows:
 - a. The public sidewalk shall be placed within the right-of-way immediately adjacent to the property line.
 - b. The trees required to be planted in the parkway shall be planted six feet (6') from the back of the street curb, or as otherwise directed by the City Engineer.
3. The requirement for alleys is herein specifically waived subject to the City Engineer determining that lots are designed so as to prevent lot to lot drainage.

Architecture

1. A front porch is required for eighty-five percent (85%) of the Single-Family-5 lots and eighty-five percent (85%) of the Townhome lots. Each porch shall have a minimum depth of six feet (6') and shall not be less than fifty square feet (50 s.f.) in area. Porch columns shall be appropriate to the architecture of the structure and will include a variety of round columns, square box columns with brick or stone bases, and/or turned wood columns.
2. Exteriors of the residences may be constructed of 100% HardiPlank siding or similar cementitious siding material approved by the Building Official.
3. Chimney stacks expressed on the exterior of the structures, except for those projecting through the roof, shall be clad in brick, stone, or hand-troweled stucco.
4. Windows on the front elevations and street side yards shall be appropriate to the architecture of the structure including, but not limited to, scale, window divisions, and shutters.
5. Detached free-standing garages shall be allowed. A minimum of ten feet (10') separation shall be provided between the garage and the main building. "Detached" shall allow for connecting roof canopies between garages and residences.
6. Granny flats or quarters shall be allowed. The maximum area of enclosed space for quarters shall not exceed six-hundred square feet (600 s.f.). The quarters may be leased to a non-related party only if the main residence is currently owner-occupied. Should the main residence be leased, then the quarters may only be occupied by the same party leasing the main structure.

Landscaping:

1. For lots developed to Single-Family-5 (SF-5) standards, two (2) hardwood shade trees of minimum three and one-half inch (3 1/2") caliper shall be planted in the parkway between the sidewalk and street six feet (6') from the back of the curb. The developer and/or builders shall coordinate the placement of the trees such that the trees are planted equidistant along each block. One additional hardwood shade tree of minimum three and one-half inch (3 1/2") caliper or three (3) ornamental trees shall be planted

within the lot area. These requirements shall satisfy landscape and tree requirements for single-family homes.

2. For lots developed to Townhome (TH) standards, one (1) hardwood shade tree of minimum three and one-half inch (3 1/2") caliper shall be planted in the parkway between the sidewalk and street six feet (6') from the back of the curb. The tree shall be centered on the lot. One additional hardwood shade tree of minimum three and one-half inch (3 1/2") caliper or three (3) ornamental trees shall be planted within the lot area. These requirements shall satisfy landscape and tree requirements for single-family homes.
3. The common park shall be improved with shade trees a minimum of one (1) tree per thirty-five linear feet (35 l.f.) on the perimeter of the park, or as otherwise approved by staff. Interior areas of the park shall be developed to provide a variety of open play areas and treed areas. Gathering areas shall be provided such as either a community pool, gazebo, tot lot, fountain plaza, landscape gardens, or similar.
4. Twenty-five feet (25') of additional right-of-way shall be dedicated adjacent to Eldorado Parkway and Teel Parkway for landscaping and screening purposes and shall be treated consistently with those approved landscape, fencing, and screening improvements of Griffin Parc - Phase 1.
5. Fencing shall be allowed in the front yards to a maximum of forty-two inches (42") in height and shall be of a decorative picket design.
6. Rear yard fencing shall be of solid cedar and a maximum of six feet (6') in height with the first four feet (4') solid and the top two feet (2') decorative lattice. The fence may also be wrought iron picket with a maximum of six feet (6') in height.

Density:

1. The total number of lots shall not exceed 3.5 lots per gross acre.
2. Usable open space shall total a minimum of four (4) acres. This open space shall satisfy all open space requirements for development of the Townhome (TH) lots.